



#### SITE

- Soil, Survey and Engineer Slab Design
- Fees for HIA contract, Brisbane City Council, QLEAVE, QBCC Insurance (on base price)
- 500mm total fall allowed over house pad made up of 250mm equal cut and fill
- "S" Class Monolithic Slab on level site
- Alfresco included where shown on plan

#### ENERGY EFFICIENCY

- ★★★★★ Energy Rated
- Single Storey - wall sisalation
- R3.5 batts to roof space (includes garage & alfresco)
- Double Storey wall sisalation to Ground & First Floor
- R1.5 batts to external walls

#### SERVICES

- Plumbing - Sewer, Storm Water & Water Connection to house
- Telephone from street to first point in house
- Electricity - Single Phase power to house with meter box (to 500m<sup>2</sup> lot with 4.5m setback)

#### KITCHEN

- Technika 900mm free-standing cooker with electric oven/ grill and gas cooktop, OR
- Technika 900mm stainless gas cooktop and electric fan forced under bench oven - Master Plan Specific
- Technika Canopy Rangehood - 900mm Glass
- Technika stainless steel microwave and trim kit
- Technika stainless steel dishwasher
- Undermount stainless steel sink (excludes accessories)
- Chrome café style sink mixer
- Hettich handles with soft close drawers from builders standard range
- Fully laminated kitchen (refer plans)
- Ceramic tiles to kitchen splashback and returns
- 20mm Stone to island and rear benchtop
- Cold water point to fridge space
- Large Pantry with 4 white melamine shelves and flush panel hinged door (house specific)

#### STRUCTURAL

- Termite Treatment - stainless steel mesh flanges to concrete slab penetrations. Full stainless steel mesh to perimeter of brickwork including garage
- Single Storey - 2590mm ceiling height
- Double Storey - 2590mm ceiling height ground floor 2440mm ceiling height to upper floor
- N2 Wind Rating

#### EXTERNALS

- Standard no cost Facade in face brickwork and painted lightweight cladding (house specific)
- Brickwork over garage and brick piers to front (house specific)
- 170 Litre Electric Heat Pump Hot Water System
- External garden taps (x2)
- Choice of Colorbond Metal Roof or Concrete Tiled from standard Range (refer to detailed plans for roof pitch)
- Colorbond sectional overhead garage door with remote control - three transmitters
- Tiled upper balcony floor (double storey only – subject to façade)





## ELECTRICAL

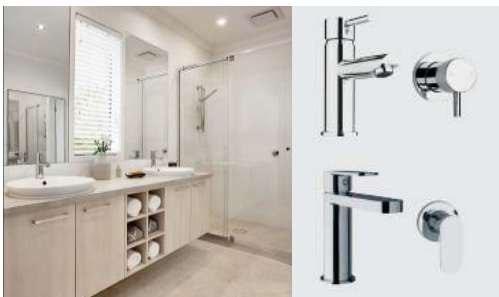
- As per detailed plans
- Earth leakage circuit breakers
- Smoke detectors as per Council requirements
- Light points and fittings as per plans
- NBN connection provisions
- Double power points throughout
- 1 TV Point (single)
- 2 TV Points (double)
- External Power Point

## WINDOWS AND DOORS

- Aluminium windows throughout
- Window locks to all opening windows
- Restricted opening to all openable windows - double storey
- Alfresco external aluminium sliding door
- Front Entry - paint grade PMAD104, large single, double entry or pivot design (facade and house specific)
- Laundry - 2040mm painted half glazed door, or aluminium sliding door (Master Plan specific)
- Internal - 2040mm high flush panel doors (applicable where 2590mm ceiling height is included as standard) and 2040mm high flush panel doors (applicable where 2440mm ceiling height to upper floor of double storey is included as standard) Includes pantry, sliding doors to robes as shown on master plans (house specific)
- Robe doors hinged, sliding, or no door - plan specific

## STAIRCASE (where applicable)

- Full durian stain grade staircase, includes stain grade treads, risers, stringers, square newel post and handrail, with black round balustrade
- Includes two coats of clear only and does not include a stain colour



## INTERNAL FINISHES

- Painted timber architraves - pencil round
- Painted timber skirting - pencil round
- 75mm cove cornice to ceilings - house specific
- Dulux 3-Coat paint system to all internal walls only
- 2-Coat system to ceiling and cornice
- Gloss enamel to interior timber and doors
- Ceramic wall and floor tiles to bathroom, ensuite, laundry and WC areas
- Fully tiled shower recess and base - as per plans
- Semi frameless polished silver coloured pivot action shower door with clear safety glass
- Arised edge frameless mirrors above vanity tops to bathroom and ensuite
- Vitreous china square drop in basins
- Semi recessed basins (if applicable - refer plans)
- Wall hung basin to powder room where applicable
- Designer Carina Island bath to bathroom and ensuite
- 20mm Stone benchtop to bathroom and ensuite
- Chrome flick mixer tapware to bathroom and ensuite
- Chrome hand held shower rail to bathroom and ensuite
- Chrome flick mixer tap to laundry and wall mounted washing machine tap set
- Chrome finish double towel rail to ensuite
- Chrome finish single towel rail to bathroom
- Chrome finish toilet roll holders
- Soft close white vitreous china toilet
- Robes- single white melamine shelf with hanging rail
- Linen - four white melamine shelves
- Laundry - laminated base cupboard with 2 portrait doors and laminated benchtop with stainless steel drop in tub